

## POA Recreation Joint Advisory Committee 4:00 – 5:00 p.m. May 10, 2021

### Attendance

**Members:** Janet Conboy, Denise Klinger, Scott Dreas, Gary Griffin, Debbie Sorensen, Chris Stockman, Val Courter

**Staff:** Joan Glubczynski, John Urquhart, Tammie Loyd, Judy Griffin, Tom Judson, Jessica Anson, Trey Anson

**Board:** Via Zoom

**Guests:** Steve Gardner, Deborah Lukotch, Mary Jones, Maci Echols (Applicants for Recreation Committee members), Ellen Creakbaum (Riordan Hall discussion)

**Chris Stockman called the meeting to order at 4 p.m.**

**Quorum met**

### Amenity Reports

**Amenity:** Branchwood Bulding, Disk Golf and Trail

**Committee member:** Debbie Sorensen

**Review Month:** May 2021

### Overall Condition:

- Pickleball courts are now open and being used daily.
- Walked trail today (5/10) and all is covered in debris from wind and rain. Reported to Jessica and John U. Trail needs to be cleaned by blower if possible.

### Areas for Review:

- Reservations are still required through end of May. People anxious not to have to make a reservation June 1. Equipment moved around to re-format pre-covid. No exercise classes being added back into schedule at this time. Maybe this fall.
- Pool rules for lap swimming may continue to require reservations. Works better in the AM.
- Pool is busy and depends on time of day and which day as to how full it is.

### Member Interactions:

- Communicated with Jessica on some issues and she will handle.
- Pickleball players are happy with the new courts. There was an issue with the 'paddle holders' and have addressed with Jessica. She will follow up with the individual I talked with. Richard Hittle - 479-644-8648 [zoey@hittle.net](mailto:zoey@hittle.net)

- Members working out are very pleased with equipment being open now and look forward to no appointment times necessary.
- Paddle holders have been moved to group all together.

**Recommendations:**

I would like to suggest we replace the three trash cans along the trail with trash containers like those next to the playground and pickleball courts. The current cans along the trail get rain in them and look bad.

**Amenity:** Loch Lomond Park area

**Committee Member:** Debbie Sorensen

**Review Month:** May 2021

**Overall Condition:**

- All is in good shape. No litter and the bathrooms had good supplies and were clean.
- Trash in women's bathroom needed to be emptied. Trash cans were all fine and no need to empty them.
- Area of concern last month (broken pole) has been removed and a warning cone is placed over area.

**Areas for Review:**

- Small dog park now open.
- The small dog park needs doggie bag holders. I understand they have been ordered.

**Member Interactions:**

- Not much usage this past weekend when I was there. Cold and wet.

**Comments:**

- According to staff, small dog park is not yet open. (See Rick Echols' report)

**Amenity:** Tiree Park

**Committee Member:** Janet Conboy

**Review Month:** May 2021

**Overall Condition:**

- Generally the park is well groomed and maintained. No significant litter. Only one picnic grill had charcoal remains. Everything was clean in the picnic areas and boat launches. Restrooms appeared to be clean.

**Areas for Review:**

- I seem to remember that the horseshoe pits were no longer in use. If so, the posts need to be removed since they pose a hazard to children especially. The area also needs to be graded and seeded.

**Member Interactions:**

- None. Boat trailers and trucks parked but no humans seen to populate the park

**Additional Observations:**

- Tiree is a lovely, peaceful little park which offers a playground and several well-spaced and well-placed picnic areas. It should receive more attention in the POA marketing media. It's in the "wilderness" part of Bella Vista and really could see increased usage among families in the area.
- Parenthetically, Granton Park seems left out in the cold. Is there a reason we don't include it in the amenities. Lakes Committee responsible? Has picnic table.

**Comment:**

- Judy Griffin remarked that there had already been some discussion about highlighting the park, perhaps by adding it to the POA app.
- Rick Echols noted that Granton is typically just lake access, with the road leading to the park from Highland Boulevard being problematic in rainy periods.

**Amenity:** Lake Avalon Park

**Committee Member:** Janet Conboy

**Review Month:** May 2021

**Overall Conditions:**

- Excellent!
- Restrooms generally clean, grounds well-manicured and litter free. Women's toilet needed to be cleaned just a bit.
- Beach and volleyball areas clean, for the most part, with some plant debris here and there. Picnic areas were in the process of being spruced up.

**Areas for Review:**

- Grills were generally clean. Large grill closest to shelter area was rusted through on the coal bed (both metal sheets).

**Member Interactions:**

- Several members were using the park—launching kayaks and accessing the trailhead, the latter with dogs in tow. I chatted with one member coming off the trail. He loves all the enhancements to the amenities.

**Comments:**

- Rick Echols indicated that grills weren't routinely monitored unless something comes up. It did.

**Amenity:** London Park

**Committee Member:** Chris Stockman

**Review Month:** May 2021

**Overall Condition:**

- Excellent condition overall but I called in a maintenance issue to the lake rangers on 5-10. The heater in the women's restroom was stuck on high and the room was a bit overheated

**Member Interactions:**

- None. Yet again the weather was seriously underperforming and no one was using the park.

**Additional Observations:**

- Everything is nice and green

**Amenity:** RV Park & Blowing Springs

**Committee Member:** Val Courter

**Review Month/Date:** May 10, 2021

**Overall Condition:**

- Restrooms look great.
- They are still working on the Razorback trail going through Blowing Springs. All that is left is the landscaping by the check in center.
- RV Park had a lot of campers when I went through over the weekend. There were a lot of bikers, hikers, walkers & tent campers. Seems like the RV Park is being used by a lot of the people riding their bikes on the trails.

**Areas for Review:**

- The only thing I saw that needs to be repaired was the road going through Blowing Springs. There are a lot of potholes and pretty tore up from Razor Back Trail construction.

**Member Interactions:**

- Everyone said they love the new trail going through Blowing Springs up to Metfield.

**Amenity:** Trails/Greenway

**Committee Member:** Val Courter

**Review Month/Date:** May 12, 2021

**Overall Condition:**

- Trail is done all the way from Metfield Park to Blowing Springs at the check in center. All concrete is poured. They just have a small amount of sod to put down in Blowing Springs,

**Areas for Review:**

- I noticed bikers are just pulling over on the side of the roads and taking their bikes off and riding. A couple of times I have seen a car pulled over on Mansfield & Manchester, which is on a hill and a dangerous intersection already.

**Member Interactions:**

- Everyone said they love the new trail going through Blowing Springs up to Metfield. A lot of people are using the trail. Bikers, walkers, joggers & hikers.

**Amenity:** Gun Ranges

**Committee Member:** Gary Griffin

**Review Month:** May 2021

**Overall Condition:**

The overall condition of both sites is very good. They are clean and well kempt. Restrooms are clean.

**Areas for Review:**

There are no long term projects or any improvements that are visible. Both Range Masters like the improvements at their sites. The Rifle and Pistol range picnic area is complete.

### **Member Interactions:**

No member action during this visit.

Spoke with Carrol at the Trap and Skeet range. The range was very busy on this day. Activity continues to increase. Carroll is now getting extra help when an event takes place.

**Amenity:** Tanyard Creek

**Committee Member:** Denise Klinger

**Review Month:** May 2021

### **Overall Conditions:**

- This is my first visit to Tanyard for the Committee, and wanted to review it from several perspectives: as a new visitor would see it, what liability might exist for the POA and as an Arkansas Master Naturalist.
- I visited on Monday April 19 at 9:30 am, there were about 10 cars in the lot. I would rate the overall condition as fair with details below.
- I had a brief discussion with Randy Hamm, the head of the volunteer group that assists at Tanyard, and he and I toured parts of the trail. I wanted to see it immediately following the weekend and before he and another volunteer had time to pick up trash, etc.

### **Areas for Review:**

- Restrooms - One of the men's toilets was clogged and it had already been reported it to Rick. According to Randy, this is unfortunately a fairly common occurrence. There was toilet paper and paper towels on the floor in both bathrooms and the trash was mostly full. There was other small litter on the ground throughout the area near the Pavilion.
- Signage - There are a large number of signs that are defaced or faded to the point that they are unreadable. Many of the plants that the signs refer to are no longer there. Many of the posts are peeling paint.
- Bridges – all are only partially painted and show wear and mildew on their upper sections.

- Trails – are eroded in spots or have tripping hazards such as rocks that protrude out of the ground or roots crossing the trail. There are numerous social trails that lead to unsafe areas, especially around the waterfall. The area approaching the suspension bridge from the NE is extremely steep and uneven in places.
- Plants – the grass was neatly mowed and looked good. There are a number of areas where invasive species such as Vinca Minor, Japanese Honeysuckle and Burning Bush have completely crowded out native species including trees.

### **Member Interactions:**

- I spoke with a woman who had two family members with her and they were looking at the possibility of moving here. I asked about her experiences at Tanyard and she was overall very positive. She brings her kids and foster kids there to play often. She did say she fell where the Bike Trail runs concurrent with the Old County Road and recommended putting additional fencing up in places where there are steep drops, especially with the number of children that visit.

### **Additional Observations:**

- Since this is one of our most loved, and used, amenities, I would like to do a more in-depth report with photos in June on the overall condition at Tanyard. There are noticeable maintenance needs, especially in light of the continued heavy, and increasing use, and changes visible over time from when I first saw it in 2005 to now.

**Amenity::** Lake Ann/RV storage

**Committee Member:** Jackie Gain

**Review Month:** May 2021

### **Overall Conditions:**

- Lake Ann – good
- RV Storage – good

### **Member Interactions:**

- Lake Ann-talked to bikers on trailhead, they love the Back 40 – it holds up in wet weather. Kayakers – enjoying the afternoon, love the easy access to the lake and the beauty of the bluffs.
- RV Storage-none

### **Additional Observations:**

- Member count= RV park 2, Lake Ann- 7 plus members on the lake, Trail head – 4 cars.
- Areas in good condition

**Amenity:** Metfield Complex

**Committee Member:** Jackie Gain

**Review Month:** May 2021

**Overall Condition:**

- Very busy.
- Restrooms unlocked and in good condition.
- Upkeep of playground equipment, basketball court, pickle ball courts, pavilion, bike track all good

**Member Interactions:**

- Disappointed they removed the putt putt course.
- Looking forward to Branchwood pickle ball courts opening.
- Excited about trying out the Blowing Springs connector (mom with daughter on a tandem bike).

**Additional Observations:**

- Pickle ball: 18 & 6
- Playground/picnic area: 28 & 17 (includes bike track & pavilion)

**Amenity:** Riordan Hall Complex & Tennis

**Committee Member:** Scott Dreas

**Review Month:** May 2021

**Overall Condition:**

- Riordan Hall is in good condition.
- In my conversation with Cathy she mentioned that the staff were excited that starting May 1 they were no longer required to wear face coverings.
- She was also very busy creating a schedule so starting June 1 all clubs and groups could begin attending meetings in Riordan Hall.
- The fence posts and fence have been installed around the Kingsdale pool. The day I visited the crew was trying to work on getting the pool ready. They mentioned the rain is forcing delays in the work they are trying to accomplish before filling the pool with water.
- Kingsdale Pavilion is in good condition.
- The playground is in good condition and there were several families out on the playground during my visit.
- I was able to talk to the contractor working on the new mini-golf course. They were finishing up some carpet installation and were talking about the remaining features that

they were waiting to come in and install. Each hole now has the number painted at the tee box and the mini-golf course looks great. Cathy was explaining all the plans they had for making the putters and balls available to members to play without needing to come to the desk at Riordan Hall to check them out. There is an extra large surplus of putters and balls due to the closing of the min-golf course at Metfield.

- The day I visited the tennis facility, it was very busy as there was a UTSA event in progress.
- Jake mentioned that he has put in a work order to get some lights replace that were no longer working. He said at the time he put in the work order there were 2 lights that needed to be replaced and was told that was not enough of an outage for the problem to be fixed. Now he informed me there are 4 lights out on courts 3 & 4 and 5 & 6 combined and members are consistently reminding him the lights are out.
- Jake also commented that his sign-ups for junior tennis camp were filling up fast. He is getting a lot of interest this summer and expects all three sessions to be near full or completely full this year.
- He also said the Cancer Challenge tournament is also seeing a higher sign up rate as is the Memorial Day Mixer.

### **Areas for Review:**

- Jake asked me to find out the threshold for the minimum number of lights before out before the maintenance crew would address the problem. He said that members are becoming very upset that the courts are dark and hard to play at night and would like to have the lights fixed.
- The corrugated pipe sticking out of the ground at the playground needs to be removed before a child/adult trips over it and gets hurt. (See photo below)
- The benches at the tennis courts 5 & 6 and 7 & 8 need to be repaired, the seat boards are loose and will pop up when someone sits on one end.

### **Member Interactions:**

- I had the privilege of talking to the #1 rated women's tennis team for Bella Vista before they started their USTA match on the day of my visit.
- They called out the lights being out on courts 3 & 4 and 5 & 6 again and how difficult it was for the players that had to play in the USTA tournament at night with the lights out. They also thought it made the POA look bad to have such a high-profile tournament to be played at the facility but having poor lighting conditions.
- They also asked if the maintenance crew was still cleaning the courts in the morning? They said it didn't look like it was being done and forces them to arrive at the court 20-30 minutes early to clean the debris off the courts before they can plan.
- They also complained about the benches at courts 5 & 6 and 7 & 8.
- I talked with a couple that were playing with their granddaughter on the playground and they praised the overall condition of the playground and the amount of equipment

available for their granddaughter to play. They especially like the beach at Avalon and commented about how nice it was to be able to reserve cabanas, kayaks, and paddleboards.

### **Additional Observations:**

- Exposed corrugated plastic drainage pipe on Kingsdale playground

### **New Business**

#### **Committee administration – New Member Selection Process**

- Ballot/Tabulation spreadsheet sent out with agenda. Current members need to vote via rank order ASAP for three candidates out of the four presented tonight. Should Jackie Gain move to the POA Board, then choices will be made from the remaining applicant presented and the fifth applicant not appearing tonight. The folks selected by the committee to take the open spots in July are in alphabetical order: Maci Echols, Steve Gardner, Mary Jones, Deborah Lukotch.

#### **Riordan Hall Issues**

Ellen Creakbaum and her tap teacher presented several issues regarding the condition of Riordan Hall

- Side room flooring is worn out after lots of usage and age
- Large room flooring is also worn out and updating it would be a good initial step toward renovation of the entire facility
- Gym equipment is inadequate
- Facilities look dirty and old
- Realtor showing Riordan Hall to clients to impress them with the community's commitment to its members
- Concern for safety of members who attend the various classes
- Concern for apparent lack of attention to the condition of the building and the needs of members who use the facilities
- Comment from Tom Judson:
  - Trafalgar fire taxed resources
  - Staff clean Riordan, but its age makes it look tired
  - Through multi-year planning, the Board is looking at it
  - Concerns are justified
- Comment from guest:
  - Bathrooms were remodeled already
  - What about a partial fix?

### **Rick Echols:**

- Lake Rayburn drawdown reversal is up to within 1' of target
- Lake Ann sinkhole: keeping draw gate open 50% to take pressure off; two more bids beyond the current one will be considered. Cracks in the concrete affect level to fluctuate 2'
- POA Rangers AKA Lake Rangers made 1252 contacts in March with 109 non-members removed; April 2144 contacts with 141 removed.
- Small dog park: all major work is done. Trying to get the Bermuda grass started. Anticipate an early June opening.
- Comments regarding response to non-native plants in the parks
  - Grounds maintenance is working to remove some non-native species; if it's serving a desired function (erosion control), then it'
  - Denise: a concern is that trees are being killed
- Dead shrubs and trees will be replaced during 2021 and 2022
- Total loss of fish in the Berksdale ponds
- Treating algae across the board

### **John Urquhart:**

- ❖ Verified that the nationwide ammo shortage is slowing usage at the gun ranges
- ❖ Three large shoots: in April 80+ attendees, two more in May
- ❖ Classes holding steady at full; we're keeping up with demand

### **Joan Glubczynski:**

- Plan to have off-hour check out for mini-golf equipment
- Expect high demand this year at the marina
- Blowing Springs connector trail is usable now; will officially open next month
- Currently re-routing some existing trails at Lake Bella Vista; bridge will take two years to repair/replace
- Beer garden is planned for the back of Blowing Springs Park (naturescape design and a map of the park will adorn the facility). Alcoholic and non-alcoholic drinks will be served.
- There has been some concern about expanding the number of RV/tent campers beyond the permanently established areas; temporary accommodations are limited to the four electrical areas by the laundry, which will be used with discretion.

### **Welcome Meet & Greet**

- ❖ May 15<sup>th</sup> next Meet and Greet via zoom
- ❖ New member reception planned for June 17 has been cancelled

**June 14, 2021 4 pm is time for next meeting. Location is the POA Board Room.**